

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 8, 2014**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin .....	Chairperson
William Smeltzer .....	Vice - Chairman
William Tice .....	Member
Charles Allwein, Sr .....	Member
Kevin M George .....	Member
Cheri Grumbine .....	Twp Manager

Also in attendance at this meeting were two residents.

The Pledge of Allegiance was recited.

**MEETING MINUTES** (The October and November meetings had been cancelled.)

**MOTION** was made and seconded to approve the September 8, 2014 meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

The public offered no comments this evening.

**ACTIVE PLANS/PLANNING MODULES FOR REVIEW & RECOMMENDATION TO BOARD**

There are none for this month.

**PLANS ON HOLD WITH LCPD**

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev  
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

There is nothing new to report as far as the review and/or comments for this plan.

**RECEIVING NEW PLANS**

**A.) Dollar General Land Development/ Lot Addition Plan**

Location/Zoned: St Rte 72 N (ES – backs Cloverfield Dr)/ C2A     Date Submitted: 11/21/14

The Commission members reviewed the Dollar General Land Development Plan. Manager Grumbine reviewed the accident history of this area for the period of 10-1-2011 to 10-1-2014, which shows 8 accident. In addition there were 6 other accidents that took place on the parking lot of nearby establishments and another one involved a deer. Manager Grumbine stated this information was passed along to the engineer. Currently we are waiting for PaDOT to schedule a “Scoping” meeting, at which time we will discuss traffic issues. The proposed entrance is off SR72. Manager Grumbine also stated that Township staff met with Tom Kotay and Jon Fitzkee from the Lebanon County Planning Department to review comments.

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**Dollar General Land Development/ Lot Addition Plan (con't)**

The Township requested a restricted right-in, right-out entrance onto SR 72 with a rear entrance to Cloverfield Drive channeling all left turn traffic to the Long Lane traffic signal. Unfortunately, the engineer has reported that his client does not wish to have a restricted entrance onto SR 72 nor a rear entrance onto Cloverfield Drive. The Commission also reviewed storm water, utility connection, etc. shown on the plan.

**MOTION** was made and seconded to receive the Dollar General Land Development Plan. Motion unanimously carried.

**B.) David/Arlene Rank Trust Lot Additions (2) Plan**

Location/ Zoned: Edna St/ Kochenderfer Rd/ R1

Date Submitted: 11/25/14

The Commission next reviewed the David/Arlene Rank Trust Lot Additions Plan. Lot Addition "A" is to be joined to existing land of Eugene and Laura Rank creating a larger 1.1667 acre tract of land. Currently their lot is 16,562 SF. Lot Addition "B" is to be joined to existing lands of David (dec) and Arlene (dec) Rank creating a larger 37,872 SF tract. Currently their lot is 18,181 SF.

**MOTION** was made and seconded to receive the David (dec) and Arlene (dec) Rank Lot Addition Plan. Motion unanimously carried.

**ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**

There were not additional items or comments from the Planning Commission members.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary